



## Customer Display With Photo Gallery

F 2090484 Active		2206 CR 4755, Timpson TX 75975		\$315,000 <input type="checkbox"/>
<b>County:</b>	Shelby	<b>Area:</b>	Timpson	
<b>Zoning:</b>	Not Applicable	<b>Subdiv:</b>		
<b>Acreage:</b>	41.87	<b>List Type:</b>	Exclusive Right to Sell	
<b>Ac Price:</b>		<b>Parcel ID:</b>	50803	
<b>Tax Year:</b>		<b>Annual Tax:</b>	2008	
<b>MH Allowed:</b>	No	<b>Frontage:</b>	1289	
<b>Lot Size:</b>	41.87			
<b>Legal:</b> 41.87 Acres A-0045 BRADLEY John W & Wife Survey, BLK 0, Tr 47.10				
<b>HOA:</b>	No	<b>HOA Fee:</b>		<b>HOA Fee Pd:</b>
<b>Electric Co:</b>	Deep East TX Electric Co-op	<b>Gas Co:</b>	Other	<b>Water Co:</b> Other
<b>Phone Co:</b>	AT-T	<b>Survey:</b>	Yes	<b>Prop Type:</b> Land/Acreage
<b>Elem School:</b>	Timpson	<b>Middle Sch:</b>	Timpson	<b>High School:</b> Timpson
<b>Seller Disc:</b>	Yes	<b>Sign:</b>	Yes	
<b>Lot Info:</b>	Cleared/Pasture , Corner Lot	<b>Imprvmnts:</b>	Pond , Other-See Remarks	
<b>Access:</b>	Paved , Public	<b>Water:</b>	Community	
<b>Electric:</b>	Available	<b>Waste:</b>	Septic	
<b>Water Acc:</b>	Pond			
<b>Marketing Remarks:</b>	"A Must See" this Beautiful 3/2.5 Home 41.87 Acres with 3 Acre Lake, plus 1 Pond. Split BR Arrangement,Viking Vent-Hood, Thermador Gas Burner CookTop,Commercial Refrigerator (Side-by-Side), Washer & Dryer remain w/property. Quality Oak Cabinets, and Corian Countertops. Cathedral Ceiling. Heavy Duty 5-Ton AC Unit, "All Seasons" High Efficiency Insulated Windows, Rafters and Ceiling Joist on 1' Center instead of the normal 2'. Brick/Hardi-Plank/Wood Exterior. Gorgeous Land and Quality Built HM			
<b>Directions:</b>	Hwy 59 to Timpson. Go Left FM 84. Go Approx 1-8/10 Miles & Turn Left FM 1970. Go Approx 8/10 Mile, Turn Left CR 4755. 1st House on Left w/Sign at Drive. (DO NOT TURN RIGHT ON FM 1970; proceed little further til you turn LEFT on FM 1970)!! APPT ONLY			
	<b>Prepared by: PHILLIP CARNEY</b>	<b>Email :</b>	pcarney@swbell.net	
	<b>CARNEY REAL ESTATE</b>	<b>Off. Ph# :</b>	(936) 569-0193	
	<b>3001 North Street</b>	<b>Agt. Ph# :</b>	(936) 564-6992	
	<b>Nacogdoches, TX 75965</b>	<b>Cell Ph# :</b>	(936) 552-4512	
				
		<a href="http://www.carneyrealty.com">www.carneyrealty.com</a>		
- - - Information herein deemed reliable but not guaranteed - - -				
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\$315,000



HOME WITH 3 AC LAKE ON 41 AC



LIVING RM WITH FIREPLACE



COMBO DINING ROOM



LOVE YOUR SIDE BY SIDE FRIDGE



HEAVY DUTY APPLIANCES



MASTER BEDROOM SUITE WITH VIEW

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 10

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**WHIRLPOOL AND SEPARATE SHOWER**



**3 BEDROOMS AND 2.5 BATHS**



**3 ACRE LAKE AND POND TO BOOT**



**STORAGE BUILDING**

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